

State of Nevada  
Department of Public Safety  
Division of Parole and Probation  
Campos Office Complex Site  
Facility Condition Analysis

# **CAMPOS OFFICE & PARKING COMPLEX SITE**

215 East Bonanza Blvd.  
Las Vegas, Nevada 89101

**Site Number: 9794**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in November 2015

State of Nevada  
Department of Public Safety  
Division of Parole and Probation  
Campos Office Complex Site  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9794

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2790	CAMPOS OFFICE & PARKING COMPLEX 215 E. Bonanza Blvd. Las Vegas	188061	2009	3/18/2015	\$0	\$2,330,192	\$0	\$2,330,192	\$56,418,300	4%
9794	CAMPOS OFFICE & PARKING COMPLEX SITE 215 E. Bonanza Blvd. Las Vegas		2009	3/18/2015	\$0	\$25,000	\$0	\$25,000		0%
Report Totals.....:		188,061			\$0	\$2,355,192	\$0	\$2,355,192	\$56,418,300	4%

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**CAMPOS OFFICE & PARKING COMPLEX SITE**

SPWD Facility Condition Analysis - 9794

Survey Date: 3/18/2015

**CAMPOS OFFICE & PARKING COMPLEX SITE****BUILDING REPORT**

The Campos Office and Parking Complex site has one structure with 5 levels including covered public and employee parking. The lowest level has the public parking and entrance into the facility which includes ADA accessible parking. The entrance into the employee parking areas is through a controlled access gate which leads to the other parking and office entrance levels. The site has city water and sewer service as well as electrical and natural gas. There is also a public entrance along Bonanza Blvd.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$25,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9794ENR1****EXTERIOR SOLAR SITE LIGHTING INSTALLATION****Construction Cost \$25,000**

There are approximately 10 existing light poles around the site with metal halide fixtures. The older fixtures are not energy efficient and are due for an upgrade to a higher efficiency unit with a longer life cycle. This project would provide for the installation of 10 solar powered LED exterior light fixtures on the existing poles.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>
<b>Priority Class 2:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$25,000</b>

**CAMPOS OFFICE & PARKING COMPLEX**

SPWD Facility Condition Analysis - 2790

Survey Date: 3/18/2015

**CAMPOS OFFICE & PARKING COMPLEX  
BUILDING REPORT**

The Campos Office and Parking complex is a reinforced concrete and steel structure with a concrete foundation and a single-ply roofing system on 5 levels. The facility has 84,814 square feet of office space on levels 1, 3, 4 and 5. Parking is on levels 1, 2 and 3 with public parking only on the ground or first level. The building is mostly ADA accessible including parking for the public and employees. The office areas include offices, conference rooms, public areas, break rooms and Men's and Women's restrooms. The HVAC system consists of 3 hot water boilers, 2 cooling towers, 2 chillers and 3 air handlers which supply VAVs throughout the office space.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,330,192****Necessary - Not Yet Critical****Two to Four Years****CARPORT STRUCTURE INSTALLATION****Project Index #: 2790ENR1****Construction Cost \$1,500,000**

There is a need for a carport structure on the top floor of the parking garage. The employee vehicles are exposed to the sun and the carport could provide solar power to the building. This project would provide for the purchase and installation of a 60' x 250' steel carport structure on the top floor of the parking garage with a photovoltaic system including solar panels, deep cycle solar batteries and all associated electrical boxes and hardware to connect it to the electrical system.

**EXTERIOR FINISHES****Project Index #: 2790EXT1****Construction Cost \$376,122**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the joints, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 2790INT1****Construction Cost \$424,070**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**WATER HEATER REPLACEMENT****Project Index #: 2790PLM1****Construction Cost \$5,000**

There is a 100 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**Project Index #: 2790PLM2**

**Construction Cost \$25,000**

## **WATER TREATMENT SYSTEM REPLACEMENT**

The existing water softening/ treatment systems in the building are currently not operational or are ineffective. Failure of the equipment causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. A significant amount of scaling was observed on the cooling towers indicating a problem with the water treatment system. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

### **BUILDING INFORMATION:**

**Gross Area (square feet): 188,061**

**Year Constructed: 2009**

**Exterior Finish 1: 50 % Painted Stucco / EIFS**

**Exterior Finish 2: 50 % Concrete**

**Number of Levels (Floors): 5 Basement? No**

**IBC Occupancy Type 1: 40 % B**

**IBC Occupancy Type 2: 60 % S-1**

**Construction Type: Concrete & Steel**

**IBC Construction Type: I-A**

**Percent Fire Suppressed: 100 %**

### **PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$12.39</b>
<b>Priority Class 2:</b>	<b>\$2,330,192</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$56,418,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$2,330,192</b>	<b>FCNI:</b>	<b>4%</b>

### **NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

### **REPORT DEVELOPMENT:**

State Public Works Division  
Facilities Condition Analysis

515 E. Musser Street, Suite 102  
Carson City, Nevada 89701-4263

(775) 684-4141 voice  
(775) 684-4142 facsimile



Campos Office & Parking Complex Site – FCA Site #9794  
Description: Entrance facing Bonanza Blvd.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: Level 2 parking.





Campos Office & Parking Complex Site – FCA Building #2790  
Description: Interior office space.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: View of the roof.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: Mechanical space on level 5.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: Mechanical space on level 5.





Campos Office & Parking Complex Site– FCA Building #2790  
Description: Exterior of the building.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: Shattered glazing panel.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: Main entrance doors with remote unlocking issues.



Campos Office & Parking Complex Site – FCA Building #2790  
Description: Scale build up on cooling tower.